

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, AUGUST 13, 2020 AT 12:00 PM
BRIEFING: THURSDAY, AUGUST 13, 2020 AT 11:00 AM
THIS MEETING WILL BE HELD VIA ZOOM. PARTICIPANTS MUST REGISTER OR DIAL-IN.

<https://atlantaga-gov.zoom.us/j/94505043086?pwd=a0ZiRTE4VUVGRWt2cmFudmgvU3FiUT09>

Meeting ID: 945 0504 3086 / Passcode: 470557

Dial-In: 1-929-205-6099 / Conference Code: 94505043086

NEW CASES

- V-20-27** Application of **Stephen Robinson** for a variance to reduce the east and west side yard setbacks from 7 feet to 2 feet and the usable open space requirement from 4,973 square feet to 4,270 square feet for the construction of a third unit for a multifamily development for property located at **927 St. Charles Avenue, N.E.**, fronting 50 feet on the south side of St. Charles Avenue and beginning 400 feet from the southwest intersection of St. Charles Avenue and Frederica Street. Zoned RG-2 (Residential General Sector 2). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Greg Dickerson
Council District 6, NPU F
- V-20-41** Application of **Kyle Williams and Sam Artpopeus** for a variance to reduce the north side yard setback from 7 feet to 1 foot for the construction of a duplex for property located at **297 Mackenzie Drive, N.E.**, fronting 42 feet on the east side of Mackenzie Drive and beginning 230 feet from the southeast intersection of Mackenzie Drive and East Avenue. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 46 of the 14th District, Fulton County, Georgia.
Owner: Parkwood Living, LLC
Council District 2, NPU M
- V-20-42** Application of **Pamela Bullock** for a variance to reduce the front yard setback from 35 feet to 29 feet for the construction of a second story addition for property located at **892 Adair Avenue, N.E.**, fronting 50 feet on the north side of Adair Avenue and beginning 100 feet from the northeast intersection of Adair Avenue and Barnett Street. Zoned R-4 (Single Family Residential). Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Purnima Keswani
Council District 6, NPU F
- V-20-43** Application of **Zachary Carnegie** for a variance to reduce the south side yard setback from 7 feet to 4 feet and the rear yard setback from 15 feet to 4 feet for the construction of a new accessory structure for property located **365 Hooper Street, S.E.**, fronting 75 feet on the west side of Hooper Street and beginning 150 feet from the southwest intersection of Hooper Street and Alexa Avenue. Zoned R-4 (Single Family Residential). Land Lot 182 of the 15th District, DeKalb County, Georgia.
Owner: Zachary Carnegie
Council District 5, NPU O
- V-20-44** Application of **Reshma Maherali** for a variance to reduce the side yard setback from 7 feet to 3.25 feet for the construction of a carport for property located at **1545 Foote Street, N.E.**, fronting 74 feet on the south side of Foote Street and beginning 85 feet from the southeast intersection of Foote Street and Wesley Avenue. Zoned R-5 (Two Family Residential). Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Reshma Maherali
Council District 5, NPU O

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- V-20-45** Application of **Antonette Daniels** for a variance to reduce the north side yard setback from 10.9 feet to 5 feet, the south side yard setback from 9.5 feet to 5 feet and the rear yard setback from 8.9 feet to 0 (5 ft credit given for the adjacent alley) for the construction of a multi-family development for property located at **442 Martin Street, S.E.**, fronting 40 feet on the east side of Martin Street and beginning 41 feet from the northeast intersection of Martin Street and Glenwood Avenue. Zoned RG-3 (Residential General Sector 3). Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Cole Brothers, LLC
Council District 1, NPU V
- V-20-47** Application of **Denis Blackburne** for a special exception to reduce the number of loading spaces from one (1) 12x35 space to 0 and to reduce the onsite parking from 47 spaces to 40 and variances to reduce the side yard setback from 15 feet to 5 feet and to reduce the Useable Open Space requirement from 0.41 to 0.34 for the construction of a multifamily development and dumpster enclosure for property located at **1044 Hank Aaron Drive, S.E.**, fronting 355 feet on the east side of Hank Aaron Drive and beginning at the southeast intersection of Hank Aaron Drive and Haygood Avenue. Zoned MR-4A (Multifamily Residential). Land Lot 55 of the 14th District, Fulton County, Georgia.
Owner: Boynton Village Limited Partnership
Council District 1, NPU V
- V-20-48** Application of **John VanVlack** for a variance to reduce the south side transitional yard setback from 20 feet to 15 feet, the east side transitional yard setback from 20 feet to 18 feet, reduce the width of a two way driveway from 24 feet to 12 feet (narrowest point) and a special exception to reduce the onsite parking from 26 spaces to 12 spaces for the construction of a multifamily development for property located at **8 & 16 Clifton Street, S.E.**, fronting 200 feet on the east side of Clifton Street and beginning at the southeast intersection of Clifton Street and Hosea L. Williams Drive. Zoned MR-3 (Multifamily Residential). Land Lot 207 of the 15th District, DeKalb County, Georgia.
Owner: Irwin & Grape, LLC
Council District 5, NPU O
- V-20-49** Application of **Adam Stillman** for a variance to increase the size of an accessory structure from 30% of the main structure to 42% for a second story addition to a detached garage for property located at **300 Woodward Avenue, S.E.**, fronting 33 feet on the north side of Woodward Avenue and beginning 183 feet from the northwest intersection of Woodward Avenue and Harden Street. Zoned R-5/HC-20K SA 1 (Two Family Residential/Grant Park Historic District). Land Lot 44 of the 14th District, Fulton County, Georgia.
Owner: Phillip Blake Collier
Council District 1, NPU W

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- V-20-50** Application of **Leroy Moody** for a variance to reduce the side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 4.8 feet for an addition to a detached garage for property located at **95 Lakeview Drive, N.E.**, fronting 50 feet on the southeast side of Lakeview Drive and beginning at the southeast intersection of Lakeview Drive and 1st Avenue. Zoned R-4 (Single Family Residential). Land Lot 205 of the 15th District, DeKalb County, Georgia.
Owner: Chris Dewolff
Council District 5, NPU O
- V-20-51** Application of **Alexis Parks** for a special exception to reduce the onsite parking from 24 spaces to 11 spaces for property located at **1416 Woodmont Lane, N.W.**, fronting 50 feet on the south side of Woodmont Lane and beginning 330 feet from the southwest intersection of Woodmont Lane and Chattahoochee Avenue. Zoned I-2 (Heavy Industrial). Land Lot 192 of the 17th District, Fulton County, Georgia.
Owner: Alexis Parks
Council District 9, NPU D
- V-20-53** Application of **Earl Jackson** for a variance to reduce the side yard setback from 7 feet to 2.6 feet and to increase the maximum lot coverage from 50% to 55.61% for the construction of an accessory structure for property located at **1507 North Morningside Drive, N.E.**, fronting 55 feet on the east side of North Morningside Drive and beginning 130 feet from the southeast intersection of North Morningside Drive and Cumberland Road. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Ryan & Suzi Henige
Council District 6, NPU F
- V-20-55** Application of **Justin Golshir** for a special exception to reduce the onsite parking from 317 spaces to 132 spaces for a warehouse facility for property located at **3579 & 3701 Jonesboro Road, S.E. (pending lot consolidation)**, fronting approximately 382 feet on the west side of Jonesboro Road and beginning approximately 1,416 feet from the southwest intersection of Jonesboro Road and Southside Industrial Parkway. Zoned I-1 (Light Industrial). Land Lot 32 & 33 of the 14th District, Fulton County, Georgia.
Owner: Atlanta Economic Development Corporation
Council District 12, NPU Z
- V-20-58** Application of **Paul Fields** for a special exception to reduce the onsite parking from 45 spaces to 25 spaces for an addition to an existing office building for property located at **665 8th Street, N.W.**, fronting 100 feet on the north side of 8th Street and beginning at the northeast intersection of 8th Street and Watkins Street. Zoned I-1 (Light Industrial). Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: FH 665 8th, LLC
Council District 3, NPU E

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- V-20-59** Application of **Brandon Rose** for variances to reduce the front yard setback (Ivy Road) from 50 feet to 20 feet, the front yard setback (Mayfair Road) from 50 feet to 30 feet, the south side yard setback from 10 feet to 9 feet 7 inches (second story addition), increase the maximum lot coverage from 40% to 50% and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **3713 Mayfair Road, N.E.**, fronting 101 feet on the east side of Mayfair Road and beginning 229 feet from the northeast intersection of Mayfair Road and Mayfair Court. Zoned R-3 (Single Family Residential). Land Lot 63 of the 17th District, Fulton County, Georgia.
Owner: Jane M. Lamberti
Council District 7, NPU B
- V-20-60** Application of **Triangle Holdings, LLC c/o Morris, Manning & Martin, LLP** for a special exception to reduce the number of onsite parking from 26 spaces to 18 spaces for an office/warehouse for property located at **1251 Marietta Boulevard, N.W.**, fronting 76 feet on the east side of Marietta Boulevard and beginning at the northeast intersection of Marietta Boulevard and Huff Road. Zoned I-2/BL (Heavy Industrial/Beltline Overlay). Land Lot 191 of the 17th District, Fulton County, Georgia.
Owner: Triangle Holdings, LLC
Council District 9, NPU D
- V-20-62** Application of **Tracy Brumfield** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **2693 Knox Street, N.E.**, fronting approximately 49 feet on the south side of Knox Street and beginning at the southwest intersection of Knox Street and Daniel Street. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15th District, DeKalb County, Georgia.
Owner: Tracy Brumfield
Council District 5, NPU O
- V-20-63** Application of **Danny Franke** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **8 Parkside Court, N.E.**, fronting 111 feet on the south side of Parkside Court and beginning at the southeast intersection of Parkside Court and Lake Forrest Drive. Zoned PD-H (Planned Development Housing). Land Lot 95 of the 17th District, Fulton County, Georgia.
Owner: Timothy Schaeffer
Council District 8, NPU B

DEFERRED CASES

- V-19-230** Application of **Karen York** for a variance to reduce the west side yard setback from 7 feet to 0, the rear yard setback from 15 feet to 4.6 feet and to increase the maximum lot coverage from 50% to 58.4% for the construction of a shared detached garage for property located at **631 Park Drive, N.E.**, fronting 50 feet on the south side of Park Drive and beginning approximately 310 feet from the southeast intersection of Park Drive and Monroe Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Karen York
Council District 6, NPU F

Please click the following link to review a copy of the rules adopted on March 5, 2020 -

<http://www.atlantaga.gov/index.aspx?page=399>.

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- V-19-231** Application of **Gary J. Jones** for a variance to reduce the east side yard setback from 7 feet to 0, the rear yard setback from 15 feet to 5 feet and to increase the maximum lot coverage from 50% to 55.73% for the construction of a shared detached garage for property located at **627 Park Drive, N.E.**, fronting 50 feet on the south side of Park Drive and beginning approximately 260 feet from the southeast intersection of Park Drive and Monroe Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Gary J. Jones
Council District 6, NPU F
- V-19-270** Application of **Earl Jackson** for a variance to reduce the rear yard setback from 20 feet to 15 feet and to increase the lot coverage from 40% to 52% for the construction of an accessory structure for property located at **4295 Club Drive, N.E.**, fronting 156 feet on the northeast side of Club Drive and beginning at the northeast intersection of Club Drive and Davidson Avenue. Zoned R-3 (Single Family Residential). Land Lot 12 of the 17th District, Fulton County, Georgia.
Owner: John Owen Middour
Council District 7, NPU B
- V-20-38** Application of **Max Washington** for a variance to reduce the rear yard setback from 15 feet to 5 feet (5 feet credit for half the width of adjacent alley) for the construction of a single family dwelling for property located at **1320 Wylie Street, S.E.**, fronting approximately 42 feet on the north side of Wylie Street and beginning 210 feet from the northwest intersection of Wylie Street and Leslie Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Manesh Hardeo
Council District 5, NPU O

END OF AGENDA